



Land Use Review Application

Department of City Planning

22 Reade Street, New York, NY 10007-1216

City planning will assign and stamp reference numbers here

1.

APPLICANT AND APPLICANT'S REPRESENTATIVES

APPLICATION NUMBER	APPLICATION NUMBER
APPLICATION NUMBER	APPLICATION NUMBER
APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *	APPLICANT'S PRIMARY REPRESENTATIVE AND PROFESSIONAL AFFILIATION
STREET ADDRESS	REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION
CITYSTATEZIP	STREET ADDRESS
TELEPHONE #FAX#	CITYSTATEZIP
* LIST ADDITIONAL APPLICANTS BELOW:	
CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)	
CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)	
ADDITIONAL APPLICANT REPRESENTATIVE:	
NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC. TELEPHONE #FAX #	

2.

SITE DATA

(If the site contains more than one property, complete the "LR Item 2. Site Data Attachment Sheet.")

223-237 St. Nicholas Avenue	223-237 St. Nicholas Avenue
STREET ADDRESS	PROJECT NAME (IF ANY)
West side of St. Nicholas Avenue between W. 121 st Street and W. 122 nd Street	
DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS	
R7A and R8A/C2-4	6a
EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY)	ZONING SECTIONAL MAP NO(S).
Block 1948, Lots 24, 25, 26, 29, 30, 35 and 1001-1006 (formerly 40)	Manhattan10
TAX BLOCK AND LOT NUMBER	BOROUGHCOMM. DIST.
URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY)	
IS SITE A NEW YORK CITY OR OTHER LANDMARK? YES NO IF YES, IDENTIFY	

3.

DESCRIPTION OF PROPOSAL

(If the entire project description does not fit in this space, enter "see attached description" below and submit description on a separate sheet, identified as "LR item 3. Description of Proposal")

Certification pursuant to Zoning Resolution Sections 63-211 and 63-30 to allow 15,936 square feet of bonus floor area and authorization pursuant to Zoning Resolution Section 63-22 to allow an increase of 15 feet in the maximum building height for the provision of a FRESH food store in a mixed-use development also containing a school and residential apartments. See attached Description of Proposal.

4.

ACTIONS REQUESTED AND FEES

(Check appropriate action(s) and attach supplemental form)

* No supplemental form required

<input type="checkbox"/> CHANGE IN CITY MAP	MM	\$	<input type="checkbox"/> MODIFICATION	\$
<input type="checkbox"/> ZONING MAP AMENDMENT	ZM	\$	APPLICATION NO.	
<input type="checkbox"/> ZONING TEXT AMENDMENT	ZR	\$	<input type="checkbox"/> FOLLOW-UP	\$
<input type="checkbox"/> ZONING SPECIAL PERMIT	ZS	\$	APPLICATION NO.	
<input checked="" type="checkbox"/> ZONING AUTHORIZATION	ZA	\$ 3,400	<input type="checkbox"/> RENEWAL	\$
<input checked="" type="checkbox"/> ZONING CERTIFICATION	ZC	\$ 2,040	APPLICATION NO.	
<input type="checkbox"/> PUBLIC FACILITY, SEL./ACQ	PF	\$	<input type="checkbox"/> OTHER	\$
<input type="checkbox"/> DISPOSITION OF REAL PROPERTY	PD	\$	SPECIFY	
<input type="checkbox"/> URBAN DEVELOP'T ACTION	HA	\$	TOTAL FEE (For all actions)	\$ 5,440
<input type="checkbox"/> URBAN RENEWAL PROJECT	*	\$		
<input type="checkbox"/> HOUSING PLAN & PROJECT	*	\$		
<input type="checkbox"/> FRANCHISE	*	\$		
<input type="checkbox"/> REVOCABLE CONSENT	*	\$		
<input type="checkbox"/> CONCESSION	*	\$		
<input type="checkbox"/> LANDFILL	*	\$		
<input type="checkbox"/> OTHER (Describe:)		\$		

Make Check or Money Order payable to Department of City Planning.

If fee exemption is claimed check box below and explain:

☐ CEQR filed/paid in conjunction with related BSA application # 66-12-BZ

Has pre-application meeting been held? ☒ YES ☐ NO

If Yes: **Manhattan/E. Hsu-Chen** **5/10/2012**
DCP Office / Representative Date of meeting

5. ENVIRONMENTAL REVIEW

CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing)

LEAD AGENCY Board of Standards and AppealsCEQR NUMBER 12-BSA-098M

TYPE OF CEQR ACTION:

☐ TYPE II

Type II category:

Date determination was made:

☐ TYPE I

Has EAS been filed?

Yes ☒No ☐

☒ UNLISTED

If yes, Date EAS filed: March 20, 2012

Has CEQR determination been made?

Yes ☐No ☒

If yes, what was determination?

Negative Declaration

CND

Positive Declaration

☐

☐

☐

Date determination made: (Attach Copy)

If positive declaration, has PDEIS been filed?

Yes ☐No ☐

Has notice of completion (NOC) for DEIS been issued?

Yes ☐No ☐If yes, attach copy.

If PDEIS has not been filed, has final scope been issued?

Yes ☐No ☐If yes, date issued:

6. COASTAL ZONE MANAGEMENT

IS SITE IN STATE DESIGNATED COASTAL ZONE MANAGEMENT (CZM)? AREA?

Yes ☐No ☒

7. RELATED ACTIONS BY CITY PLANNING

LIST ALL CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE:

APPLICATION NO.	DESCRIPTION, DISPOSITION/STATUS	CAL. NO.	DATE
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8. RELATED ACTIONS BY OTHER AGENCIES

LIST ALL OTHER CURRENT OR PRIOR CITY, STATE OR FEDERAL ACTIONS RELATED TO APPLICATION:

REFERENCE NO.	DESCRIPTION, DISPOSITION/ STATUS	CAL. NO.	DATE
66-12-BZ	BSA variance application to modify use, parking and lot coverage		

9. FUTURE ACTIONS REQUIRED

LIST ALL FUTURE CITY, STATE OR FEDERAL ACTIONS REQUIRED TO IMPLEMENT THE PROPOSED ACTION(S):

10. APPLICANT (Attach authorizing resolution(s), if applicable)

NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE	SIGNATURE OF APPLICANT	DATE
APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)		

11. CO-APPLICANT(S) (Attach authorizing resolution(s), if applicable)

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE	SIGNATURE OF APPLICANT	DATE			
CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION					
STREET ADDRESS	CITY	STATE	ZIP	TELEPHONE #	FAX #
NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE					
SIGNATURE OF APPLICANT					
DATE					
CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION					
STREET ADDRESS	CITY	STATE	ZIP	TELEPHONE #	FAX #

ADMINISTRATIVE CODE

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE

THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

Special Permit/Authorization/Certification ...

ZS/ZA/ZC

APPLICATION NO.

APPLICATION NO.

APPLICATION NO.

(If more than five actions are being requested, enter "see attached" below, and list ALL PROPOSED ACTIONS in the same format as below on a separate sheet titled "Proposed Zoning Special Permits/ Authorization/ Certifications.")

Action(s)
requested
pursuant to
ZR

(Check one box
for each proposed
action)

SPECIAL PERMIT (ZS)	AUTHORIZATION (ZA)	CERTIFICATION (ZC)	PURSUANT TO: ZONING RESOLUTION SECTION NUMBER	ZONING RESOLUTION SECTION TITLE	TO MODIFY: SECTION NO. (If applicable)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	63-30	Certification for a FRESH food store	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	63-22	Authorization to Modify Maximum Building Height	35-24
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

HAS A DRAFT RESTRICTIVE DECLARATION BEEN INCLUDED WITH THIS APPLICATION?

YES☒NO☐

WILL ALL PARTIES IN INTEREST AGREE TO A RESTRICTIVE DECLARATION IF REQUIRED?

YES☒NO☐

Property
ownership/
interest

CHECK APPLICABLE BOX(ES) (If more than one box is checked in the left column, please explain below).

APPLICANT:

☒ IS OWNER OF SUBJECT PROPERTY

☐ IS A CITY AGENCY

☐ IS LESSEE OF SUBJECT PROPERTY

☐ IS A STATE OR FEDERAL AGENCY

☐ HAS CONTRACT TO LEASE OR BUY SUBJECT PROPERTY

☐ IS OTHER (Explain real property interest below)

Discussion
of findings

STATEMENT IN SUPPORT OF REQUIRED ZONING RESOLUTION FINDINGS/DECLARATION OF COMPLIANCE

(This is the same discussion/statement as in Attachment #11. If it fits below, it may be put here instead of in a separate attachment. If Attachment 11 has been completed, you may leave this area blank).

See Attachment 11.

LR ITEM 3 – DESCRIPTION OF PROPOSAL

I. INTRODUCTION

This application is submitted by _____ (the “Applicant”), for the following actions:

1. a certification by the Chairperson of the City Planning Commission pursuant to Section 63-30 for a FRESH food store; and
2. an authorization by the City Planning Commission pursuant to Section 63-22 to allow an increase in the maximum building height by 15 feet;

to facilitate the development of a 13-story, 169,192 square foot mixed use building containing a FRESH food store having 24,990 square feet of retail floor space and 3,060 square feet of ancillary non-retail floor space (the provision of which generates 15,936 square feet of bonus floor area), a 15,551 square foot private pre-school and 164 non-subsidized, middle income apartments (the “Project”).

The Project is located on Block 1948, Lots 30 and 35 (the “Project Site”) on the block bounded by St. Nicholas Avenue, West 122nd Street, West 121st Street and Manhattan Avenue in the Harlem neighborhood of Manhattan Community District 10. The Project Site is part of a larger zoning lot (the “Zoning Lot”) that will also include, in addition to Lots 30 and 35, Lots 24, 25, 26, 29 and condominium lots 1001-1006 (formerly Lot 40).

II. AREA DESCRIPTION

A. Land Use

The surrounding area is generally characterized by a mix of residential and mixed-use buildings, community facilities and some scattered vacant lots, some of which are city-owned and cleared in anticipation of previous unrealized community development efforts. A number of vacant city-owned properties in the area have been included in previous City-sponsored development programs, such as Cornerstone. Frederick Douglass Circle, located at Frederick Douglass Boulevard and Central Park North, is developed with the Towers on the Park residential development, a gas station and small convenience store. Harlem USA, a 275,000 square foot commercial center, is located to the north, at West 124th and West 125th streets. Central Park and Morningside Park are located to the south and west, respectively.

Residential uses predominate within the surrounding area. Residential and mixed residential/commercial buildings comprise the majority of the land area in the surrounding area. There are also a number of institutions or public facilities in the surrounding area. Most of the institutional uses are schools such as P.S. 18, P.S. 113, Wadleigh High School, and the Saint Thomas School. Other institutional uses include religious institutions, the Police Athletic League center, and the 28th Police Precinct.

**FRESH FOOD STORE
223-237 ST. NICHOLAS AVENUE**

LR ITEM 3 – DESCRIPTION OF PROPOSAL (Cont'd.)

Commercial, industrial, transportation/parking, and open space uses comprise a small percentage of the surrounding area. The majority of commercial retail uses are found on West 116th Street between Frederick Douglass and Adam Clayton Powell, Jr. boulevards, on West 125th Street, where Harlem USA is located, and on Frederick Douglass and Malcolm X boulevards.

Because the neighborhood's major parks (Central Park and Morningside Park) are located further to the south and west, open space comprises a relatively small portion of land use within the immediately surrounding area.

Within the surrounding area, multi-family walk-up/rowhouse buildings, characterized by the presence of a street wall at the street line, are the predominant building type. On most mid-blocks, residential buildings range from 31 to 60 feet in height. Three-story rowhouses typify mid-blocks bounded by Manhattan and Morningside avenues between West 120th and West 123rd streets, and along Manhattan Avenue north of West 120th Street. The rowhouses typically rise without setbacks to heights between 31 and 45 feet. Residential buildings, 61 to 85 feet in height are generally found along the wider streets and avenues. A number of buildings in the surrounding area have heights greater than 86 feet, including 2280 Frederick Douglas Boulevard, The Dwyer (258 St. Nicholas Avenue), the Harriet Tubman (2235 Frederick Douglas Boulevard), the SoHa (301 West 118th Street), Windows on 123 (129 West 123rd Street), the Aloft Hotel (2296 Frederick Douglas Boulevard), Mannie Wilson Towers (565 Manhattan Avenue), The Douglas (279 West 117th Street) and 88 Morningside Avenue.

The neighborhood is well-served by mass transit. The IND Sixth and Eighth Avenue subway (the A, C, B and D lines) runs along St. Nicholas Avenue and Frederick Douglas Boulevard. The IRT Broadway local subway (the 1 line) runs along Broadway, three blocks to the west, and the IRT Broadway express subway (the 2 and 3 lines) runs along Lenox Avenue, three blocks to the east. All of the subway lines have stations at West 116th Street and West 125th Street. The neighborhood is also served by multiple bus lines, which run along St. Nicholas Avenue, Frederick Douglass Boulevard, and West 116th and West 125th streets.

B. Existing Zoning Regulations

Prior to 2003, the Project Site and the majority of the surrounding area was zoned R7-2. In 2003, the Department of City Planning rezoned the area to a mix of R7A, R7B and R8A contextual zones and commercial overlays (ULURP No. C 030436 ZMM). The rezoning was undertaken so as to promote and encourage the development of new housing and additional opportunities for retail and commercial uses in this portion of central Harlem. Pursuant to the rezoning, an R8A district was mapped along Frederick Douglas Boulevard from West 111th Street to West 122nd Street and St. Nicholas Avenue between West 120th Street and approximately West 123rd Street. The midblocks between this R8A district and the existing R8A

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LR ITEM 3 – DESCRIPTION OF PROPOSAL (Cont’d.)

district along Morningside Avenue were rezoned to R7A and R7B. The current zoning of the Project Site and Zoning Lot is the result of that rezoning.

The Project Site and the Zoning Lot are divided between an R7A district and an R8A/C2-4 district. The portion of the Project Site and Zoning Lot that is within 100 feet of St. Nicholas Avenue is zoned R8A with a C2-4 overlay; the remainder of the Project Site and Zoning Lot is zoned R7A. The 20,606 square foot Project Site has 1,935 square feet of lot area in the R7A portion of the Project Site and 18,671 square feet in the R8A/C2-4 portion. The 33,215 square foot Zoning Lot contains 10,277 square feet and 22,939 square feet of lot area in the R7A and R8A/C2-4 portions, respectively.

1. Floor Area

The R7A district allows a maximum 4.0 floor area ratio (“FAR”) for both residential and community facility development. The R8A district allows a maximum 6.02 FAR for residential and 6.5 FAR for community facility uses. The C2-4 district, which, as here, is mapped as a commercial overlay within residential zoning districts, allows commercial uses up to a maximum of 2.0 FAR. However, in mixed use buildings, commercial uses are restricted to the ground floor and below.

2. Height and Setback

The R7A district allows a maximum 65 foot street wall height and a maximum 80 foot building height. The R8A district allows a maximum 85 foot street wall height and a maximum 120 foot building height. As noted above, under the FRESH food store regulations, where a FRESH food store occupies the ground floor having a floor-to-ceiling height of at least 14 feet, the Commission may authorize an increase in the maximum building height by 15 feet, provided the required findings are met. The maximum building height would thus be 95 feet in R7A districts and 135 feet in R8A districts.

III. DESCRIPTION OF PROJECT SITE

The Project Site is an irregularly shaped, 20,606 square foot parcel consisting of Lots 30 and 35 in Block 1948, which occupies most of the western block front of St. Nicholas Avenue between West 121st Street and West 122nd Street. There is a two-story garage on Lot 30 that is still in operation. Lot 35 contains a gas station that has been closed for approximately one year. The gas station’s above ground structure and underground gas storage tanks are still in place.¹ The Project Site is irregularly shaped because St. Nicholas Avenue runs at an angle through the

¹ On February 9, 2011, New York State Department of Environmental Conservation (“NYSDEC”) approved the Project Site for inclusion in the New York State Brownfield Cleanup Program with Ladera LLC classified as a volunteer. A Brownfield Cleanup Agreement was formally executed by NYSDEC on March 17, 2011.

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LR ITEM 3 – DESCRIPTION OF PROPOSAL (Cont'd.)

street grid and the Project Site wraps around Lot 29 at the corner of St. Nicholas Avenue and West 121st Street.

As noted above, the Project Site and the Zoning Lot are divided between an R7A district and an R8A/C2-4 district. The portion of the Project Site that is within 100 feet of St. Nicholas Avenue is zoned R8A with a C2-4 overlay; the remainder is zoned R7A.² The Project Site contains 20,606 square feet of lot area – 1,935 square feet in the R7A portion of the Project Site and 18,671 square feet in the R8A/C2-4 portion.

The Zoning Lot, of which the Project Site is a portion, includes, in addition to Lots 30 and 35, five “air rights” lots: 24, 25, 26, 29 and 40 (the “Air Rights Lots”). Lots 24 and 25 are located entirely within the R7A district, Lot 29 is located entirely within the R8A/C2-4 district and Lots 26 and 40 are divided by the zoning district boundary with parts of each lot in both districts. Altogether, the Zoning Lot contains 33,215 square feet of lot area – 10,277 square feet in the R7A portion of the Zoning Lot and 22,939 square feet in the R8A/C2-4 portion.

Of the five Air Rights Lots, one – Lot 24 – is a vacant lot and four contain existing buildings. Lot 25 (309 W. 121st Street) contains a five-story, multiple dwelling containing 9,479 square feet of residential floor area. Lot 26 (307 W. 121st Street) contains a four-story multiple dwelling containing 7,850 square feet of residential floor area. Lot 29 (301 W. 121st Street, a/k/a 2245 Frederick Douglas Boulevard) contains a five-story multiple dwelling with a ground floor retail store containing a total of 11,690 square feet of floor area (2,435 square feet commercial and 9,255 square feet residential). Lot 40 (302 W. 122nd Street, a/k/a condominium lots 1001-1006) contains a five-story multiple dwelling containing 8,095 square feet of floor residential floor area. Altogether, the existing buildings contain a total of 37,114 square feet of floor area (34,680 square feet residential and 2,435 square feet commercial). All of the existing buildings are to remain.

At the maximum allowable 4.0 FAR, the R7A portion of the Zoning Lot allows a maximum of 41,104 square feet of residential and/or community facility floor area. The R7A portion of the Zoning Lot contains a total of 18,024 square feet of existing residential floor area. Therefore, the R7A portion of the Zoning Lot has 23,080 square feet of unused residential or community facility floor area.

At the maximum 6.5 community facility FAR, the R8A/C2-4 portion of the Zoning Lot could be developed with a total of 149,104 square feet of floor area, of which a maximum of 45,878 square feet (2.0 FAR) could be commercial and a maximum of 138,093 square feet (6.02 FAR) could be residential. The R8A/C2-4 portion of the Zoning Lot contains 16,656 square feet of existing residential floor area and 2,435 square feet of existing commercial

² The entire Project Site was formerly zoned R7-2 (with C2-4 along St. Nicholas Avenue), but was rezoned in 2003 to its current R7A and R8A/C2-4 designation as part of a larger rezoning by the Department of City Planning (ULURP No. C 030436 ZMM).

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LR ITEM 3 – DESCRIPTION OF PROPOSAL (Cont’d.)

floor area. Therefore, at the maximum allowable FARs, the R8A/C2-4 portion of the Zoning Lot could be developed with an additional 130,013 square feet of new floor area, of which a maximum of 121,437 square feet could be residential and a maximum of 43,443 square feet could be commercial. Altogether, at the maximum allowable FARs the Zoning Lot could contain a total of 190,208 square feet of floor area, of which 153,093 square feet would be new floor area.

IV. DESCRIPTION OF THE PROJECT

The Project is a 13-story, mixed use building proposed to be developed on the Project Site containing a total of 153,255 square feet of floor area, including 15,936 square feet of bonus floor area for the provision of a FRESH food store, which will occupy the ground floor and cellar. The FRESH food store will have 16,710 square feet of retail floor area on the ground floor and 11,340 square feet of non-floor area floor space (8,280 square feet of retail floor space and 3,060 square feet of ancillary storage and trash disposal space) in the cellar.³ The Project will also include a private pre-school having 15,551 square feet of community facility floor area. The school will be located on the second floor with a ground floor entrance and lobby on West 121st Street. It is proposed that 20% of the school seats be reserved for children of Community Board 10 residents, who will be admitted on a needs-blind basis. The Project will also contain 164 dwelling units occupying a total of 136,931 square feet of residential floor area (including 15,936 square feet of FRESH bonus floor area), including a ground floor residential lobby on West 122nd Street. Eleven (7%) of the dwelling units will have three bedrooms, 22 (13%) will have two bedrooms, 91 (56%) will be one bedroom units and 40 (24%) will be studios. The dwelling units will not be subsidized but will nevertheless be affordable because rents will be comparable to existing rents in the surrounding neighborhood. The residential portion of the Project will be developed as a Quality Housing building, as required in R7A and R8A contextual zoning districts.

The Project will comply with all applicable floor area regulations. For all of the proposed uses, the Zoning Lot as a whole and each portion of the Zoning Lot will contain less as-of-right floor area (exclusive of the FRESH bonus floor area) and have a lower FAR than permitted by zoning. The Zoning Lot will contain 144,674 square feet (4.7 FAR) of residential floor area – 22,655 square feet (2.2 FAR) in the R7A portion and 133,019 square feet (5.8 FAR) in the R8A/C2-4 portion. It will contain 15,551 square feet (0.47 FAR) of community facility floor area – 2,192 square feet (0.21 FAR) in the R7A portion and 13,359 square feet (0.58 FAR) in the R8A/C2-4 portion. The Zoning Lot will contain 19,145 square feet (0.58 FAR) of commercial floor area – 774 square feet (0.08 FAR) in the R7A portion (by variance requested by the BSA Application) and 18,371 square feet (0.80 FAR) in the R8A/C2-4 portion.

³ Bonus floor area is not generated by either the 744 square feet of the FRESH food store on the ground floor that is located in the R7A zoning district or the 11,849 square feet in the cellar; only the 15,936 square feet on the ground floor that is located within the R8A/C2-4 zoning district generates such bonus.

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LR ITEM 3 – DESCRIPTION OF PROPOSAL (Cont'd.)

Pursuant to ZR Section 77-22(a), which allows the R8A residential FAR to be increased 20% (to 7.22 FAR), provided the residential FAR for the Zoning Lot does not exceed the maximum adjusted FAR, the R8A/C2-4 portion of the Zoning Lot will contain a total of 164,750 square feet (7.18 FAR) of floor area. As noted above, the residential FAR for the Zoning Lot will be 4.7, which will not exceed the maximum adjusted FAR of 5.4.

Pursuant to ZR Section 63-211 of the FRESH program regulations and subject to certification by the Chairperson, in addition to the as-of-right floor areas noted above, the Project will include 15,936 square feet of bonus floor area for the provision of the FRESH food store, less than the maximum 20,000 square feet of bonus floor area permitted by the FRESH program.

The Project will comply with the street wall location, maximum street wall height and minimum setback requirements of ZR Sections 23-633 and 35-24, which are applicable in R7A and R8A/C2-4 zoning districts, respectively. Within the R8A/C2-4 portion of the Project Site, the portions of the building fronting on St. Nicholas Avenue will have a street wall located at the street line having a maximum height of 85 feet, above which the building will set back 15 feet, more than the minimum 10 feet required on a wide street in an R8A/C2-4 zoning district. The portion of the building fronting on West 122nd Street will also have a street wall at the street line having a maximum height of 85 feet, but will set back 10 feet, the minimum required setback on or within 100 feet of a wide street (St. Nicholas Avenue). Within the R7A portion of the Project Site, the portion of the building fronting on West 121st Street will have a street wall located at the street line having a maximum height of 65 feet, above which the building will set back 15 feet, the minimum required on a narrow street in an R7A zoning district.

The portion of the building fronting on West 121st Street will have a maximum building height of 80 feet, in compliance with the requirements of ZR Section 23-633. Pursuant to ZR Section 63-22 of the FRESH regulations, it is proposed to increase the maximum allowable building height of the portion of the building within the R8A/C2-4 zoning district by 15 feet, from 120 feet to 135 feet. Under ZR Section 63-22, the Commission may authorize such increase in the maximum building height, provided the ground floor occupied by a FRESH food store has a finished floor to ceiling height of at least 14 feet and the Commission finds that the height increase is necessary to accommodate the FRESH food store and will not adversely affect the character of the surrounding area or unduly obstruct light and air to adjacent properties. The ground floor is proposed to have a floor to ceiling height of 14 feet and, as discussed in the Applicant's Discussion of Findings submitted with this application, the required findings will be met.

The Project will comply with all of the FRESH Program requirements, including those for minimum size, space and first story floor-to-ceiling height; signage; street wall transparency and security gates, as described in detail in the Applicant's Discussion of Findings and as shown on the Drawings, both submitted as part of this application.

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LR ITEM 3 – DESCRIPTION OF PROPOSAL (Cont’d.)

V. ACTIONS NECESSARY TO FACILITATE THE PROJECT

A. City Planning Actions

To enable development of the Project, this application requests two actions by the Chairperson and the Commission (the “City Planning Actions”):

1. Section 63-30 – Certification for a FRESH Food Store.

Pursuant to Section 63-30, the Chairperson shall certify that the proposed food store use is a FRESH food store provided that (a) drawings have been submitted showing compliance with the space requirements of Section 63-01, the signage requirements of Section 63-12 and the street wall requirements of Section 63-23; (b) a signed lease or written commitment from a food store operator has been submitted that the food store will be operated as a FRESH food store; and (c) an executed declaration of restrictions has been submitted, which binds the owner and all succeeding owners to use of the food store floor area as a FRESH food store. The FRESH food store certification allows the Project to include 17,236 square feet of additional floor area (one square foot for each square foot of FRESH food store floor area), pursuant to Section 63-211, as proposed to be amended by ULURP No. N 110090 ZRY.

2. Section 63-22 – Authorization to Modify Maximum Building Height.

For mixed or mixed use buildings containing a FRESH food store, the Commission may authorize a 15 foot increase in the maximum allowable building height provided the Commission finds that the height increase (a) is necessary to accommodate the FRESH food store, (b) will not adversely affect the scale and character of adjacent buildings, and (c) will not unduly obstruct light and air to adjacent properties. This application therefore requests an authorization to increase the maximum allowable building height in the R8A/C2-4 district by 15 feet, from 120 feet to 135 feet.

B. Board of Standards and Appeals Actions

In addition to the City Planning Actions, the Project requires a related BSA variance to modify the applicable zoning regulations pertaining to use, lot coverage and parking. Accordingly, in conjunction with this application, an application was submitted to the BSA on March 20, 2012, pursuant to ZR Section 72-20 for (BSA No. 66-12-BZ, the “BSA Application”). The actions requested in the BSA Application are as follows:

1. Section 22-00 – Uses Permitted As-of-Right

St. Nicholas Avenue runs diagonally through the otherwise rectilinear street grid of the neighborhood. Accordingly, the R8A/C2-4 zoning district, which is mapped parallel to and within 100 feet of St. Nicholas Avenue also cuts across the neighborhood’s otherwise

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LR ITEM 3 – DESCRIPTION OF PROPOSAL (Cont'd.)

rectilinear block and lot lines. In addition, the Project Site has a highly irregular shape. As a result, a small, 744 square foot, triangular portion of the Project Site, containing a total of 907 square feet of the FRESH food store (744 square feet of floor area on the ground floor and 163 square feet of non-floor area storage space in the cellar), is located in the R7A zoning district. Commercial uses are not permitted in residential zoning districts. Therefore, the BSA Application requests a variance of the use regulations of ZR Section 22-00 to allow the FRESH food store in this 744 square foot, R7A portion of the Project Site.

2. Section 23-145 – Lot Coverage

Under ZR Section 23-145, each corner lot, through lot or interior lot portion of a zoning lot must separately and individually comply with the maximum lot coverage requirement for such portion. Under ZR Section 77-24, for zoning lots divided by zoning district boundaries (“split lots”), the maximum permitted lot coverage for each corner lot, through lot or interior lot portion of the zoning lot must be calculated separately for each zoning district within which each portion of such corner lot, through lot or interior lot is located.

The Project Site has two corner lot portions at West 121st Street and West 122nd Street which are separated by a 1.84 foot wide interior lot portion. In R8A districts, the maximum allowable lot coverage is 80 percent for corner lots and 70 percent for interior lots. Each portion of the Project Site may not exceed the maximum lot coverage permitted for that portion. As shown on Drawing ____ (Proposed Lot Coverage), although the Project will have 965 square feet less total lot coverage (24,042 square feet) than the total maximum lot coverage permitted (25,007 square feet), the West 122nd Street and St. Nicholas Avenue corner lot portion of the zoning lot exceeds the permitted maximum by 689 square feet. All the other lot portions – the West 121st Street and St. Nicholas Avenue corner lot portion and both the St. Nicholas Avenue and West 121st Street interior lot portions – have less than the permitted maximum lot coverage. Therefore, the BSA Application requests a variance of the lot coverage requirements of ZR Section 23-145 to allow the total lot coverage to be distributed on the Project Site without regard for corner or interior lot portions of the zoning lot.

3. Section 25-23 – Required Accessory Parking

Pursuant to the requirements of ZR Section 25-23, one parking space is required for 50% of the dwelling units in R7A zoning districts and 40% of the dwelling units in R8 zoning districts. For the proposed 164 dwelling units (eight in the R7A portion and 144 in the R8A/C2-4 portion) a total of 66 parking spaces is required (four for the R7A dwelling units and 62 for the R8A/C2-4 dwelling units). Because the cellar level is needed for the FRESH food store and it is technically and financially infeasible to provide a subcellar level on the Project Site, no parking will be provided on the Project Site. However, as indicated on Drawing P-2, submitted with this application, pursuant to ZR Section 36-42, 25 of the required 66 parking spaces will be provided

FRESH FOOD STORE
223-237 ST. NICHOLAS AVENUE

LR ITEM 3 – DESCRIPTION OF PROPOSAL (Cont’d.)

off-site at 2280 Frederick Douglas Boulevard, which is also owned by the Applicant through an affiliated entity. As required by ZR Section 36-45, a restrictive declaration will be recorded against 2280 Frederick Douglas Boulevard requiring that the 25 parking spaces be available to Project residents throughout the life of the Project. Accordingly, the BSA Application requests a variance of the parking requirements of ZR Section 25-23 to reduce the number of required accessory residential parking spaces by 41 spaces.

VI. CONCLUSION

As described on the Department of City Planning web site,⁴ the FRESH Program was designed for and specifically targeted to “low- and moderate-income neighborhoods... with primarily pedestrian-oriented, local shopping districts” that are “underserved by grocery stores offering a full line of grocery products, including fresh fruits and vegetables, fresh meats, dairy and other food and nonfood products.” In fact, Manhattan Community District 10, is one of four community districts in upper Manhattan within which the full range of zoning and financial incentives are available so as to “facilitate the development of stores selling a full range of food products with an emphasis on fresh fruits and vegetables, meats and other perishable goods” so as to “enhance local retail amenities, offer better access to fresh, nutritious foods, and provide local jobs, improving the quality of New York City’s neighborhoods.”

The Project will not only help fulfill the above-stated goals and objectives of the FRESH Program, its 164 non-subsidized, middle income apartments will also help meet the goals and objectives of the 2003 Department of City Planning rezoning to “expand future housing opportunities and encourage the development of additional housing units for a range of incomes.”⁵ The Project’s approximately 15,000 square foot, private preschool (with its 20% reservation for children of neighborhood residents) will provide a valuable and much-needed early education resource to the Harlem community.

Finally, as a Brownfields Cleanup Program project, the Project will clean up and fully remediate a site contaminated by many years of automotive use, thereby benefitting the health and safety of the surrounding community’s thousands of residents.

The Project will turn a site that is underutilized, unproductive and unattractive into a site that is fully utilized by an attractive, new, mixed use building that is appropriately contextual and which will be a productive and highly valuable addition to the Harlem community.

⁴ <http://www.nyc.gov/html/dcp/html/fresh/index.shtml>; as of March 23, 2012.

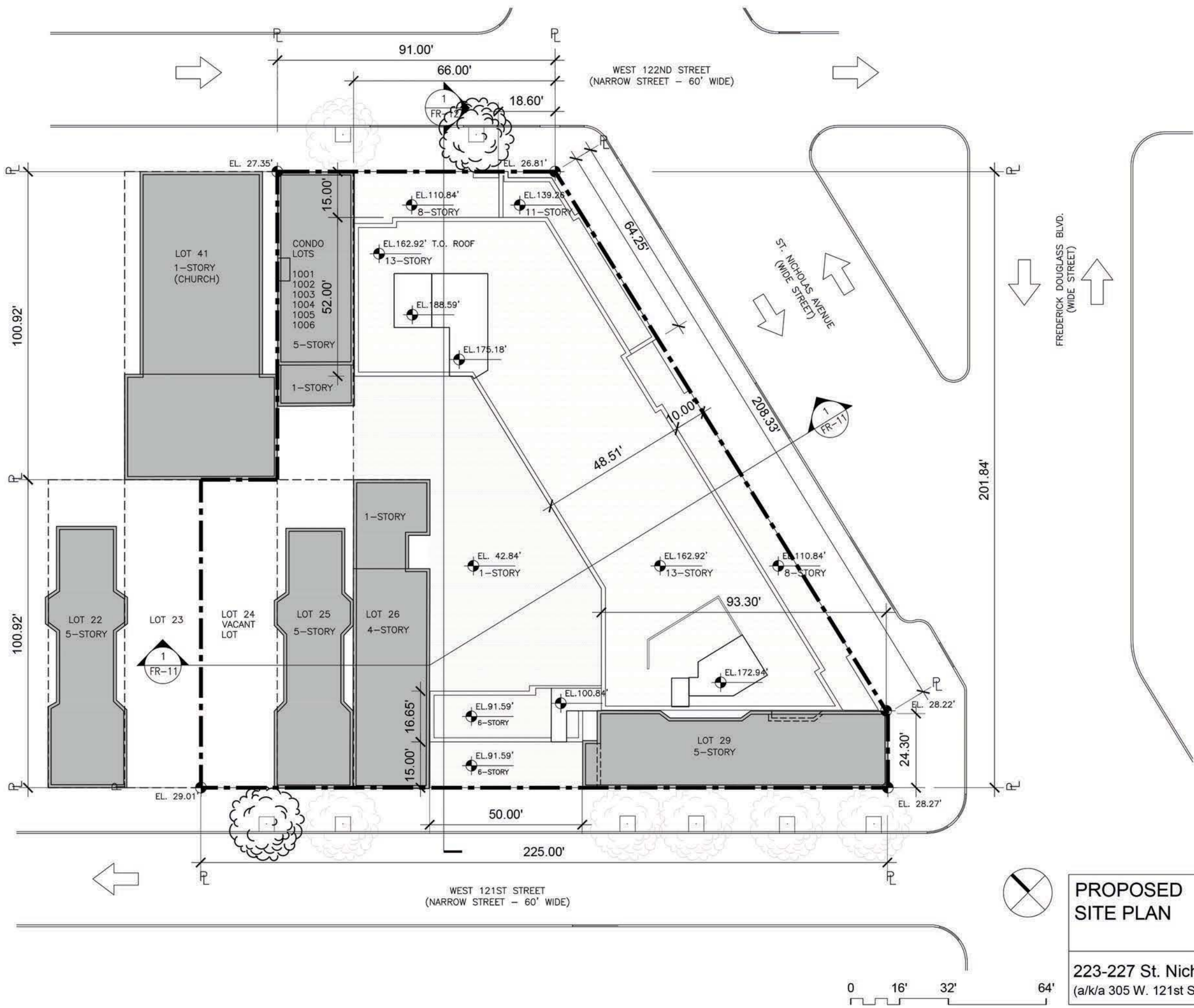
⁵ City Planning Commission Report, ULURP No. C 030436 ZMM, Calendar No. 19, September 10, 2003.

J:\0581-41-00000001\040\dwg\regulatory\581-0001\FP-0 D.C.P. FRESH APPLICATION COVER SHEET.dwg, 11/11/20, 6/20/2012

DRAWING LIST	
Sheet Number	Sheet Title
FR-0	D.C.P. FRESH APPLICATION COVER SHEET
FR-1	SITE PLAN
FR-2	ZONING ANALYSIS – PAGE 1 OF 4
FR-3	ZONING ANALYSIS – PAGE 2 OF 4
FR-4	ZONING ANALYSIS – PAGE 3 OF 4
FR-5	ZONING ANALYSIS – PAGE 4 OF 4
FR-6	FRESH FOOD STORE LAYOUT – CELLAR
FR-7	FRESH FOOD STORE LAYOUT – 1ST FLOOR
FR-8	FRESH FOOD STORE STREETWALL ELEVATIONS
FR-9	FRESH FOOD STORE SIGNAGE
FR-10	FRESH FOOD STORE SECTION
FR-11	BUILDING SECTION SHOWING HEIGHT WAIVER
FR-12	BUILDING SECTION SHOWING HEIGHT WAIVER
FR-13	SITE PLAN SHOWING HEIGHT WAIVER
FR-14	FRESH BONUS FLOOR AREA DISTRIBUTION
FR-15	NORTH & SOUTH STREETSCAPES
FR-16	EAST & WEST STREETSCAPES

D.C.P. FRESH APPLICATION COVER SHEET		
223-227 St. Nicholas Avenue, NY, NY 10027 (a/k/a 305 W. 121st Street and 300 W. 122nd Street)		
Date	06/19/12	
Project No.	10581	Sheet No. FR-0

p:\581-st-nicholas\CAD\dwgs-regulatory\581-CPC\FR-1 SITE PLAN.dwg, 11:11:36, 6/20/2012



LEGEND

- ELEVATION FROM MANHATTAN DATUM (TO TOP OF SLAB U.O.N.)
- PROPERTY LINE
- MERGED ZONING LOT
- EXISTING BUILDING
- NEW STREET TREE
- EXISTING STREET TREE

PROPOSED SITE PLAN			
223-227 St. Nicholas Avenue, NY, NY 10027 (a/k/a 305 W. 121st Street and 300 W. 122nd Street)		Date 06/19/12	
Project No. 10581	Sheet No. FR-1		

SITE DATA Block: 1948 Lots: 24, 25, 26, 29, 30, 35, 1001-1006 (formerly Lot 40) Street Address: 223-237 St. Nicholas Avenue Existing Zoning: R7A and R8A/C2-4 Districts Community District: Manhattan 10 Zoning Section Map No. 6a Zoning Lot Area (SF): 33,215 (10,276, R7A; 22,939, R8A/C2-4)	REQUIRED ACTIONS: 1. ZR §63-30 – Chairperson Certification for a FRESH food store. 2. ZR §63-22 – CPC Authorization to increase maximum allowable building height by 15 feet to accommodate the FRESH food store. RELATED ACTION: 1. BSA Variance (66-12-BZ) to modify regulations related to lot coverage, use and parking.
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ZR SECTION	REGULATION	ZONE	PERMITTED/REQUIRED	EXISTING (TO REMAIN)	PROPOSED (NEW)	TOTAL	COMPLIANCE/NOTES
22-10, 32-10	Use Groups	R7A	1-4	2	2, 3, 6	2, 3, 6	6 does not comply; requires BSA variance (66-12-BZ)
		R8/C2-4	1-9	2	2, 3, 6	2, 3, 6	Complies
23-145, 24-11	Floor Area Ratio	R7A	Residential: 4.0	1.75	0.45	2.20	Complies
			Com. Facility: 4.0	0	0.21	0.21	Complies
			Commercial: NA	0	0.08	0.08	Does not comply; requires BSA variance (66-12-BZ)
23-145, 24-11, 33-121, 77-22(a)		R8/C2-4	Residential: 7.22 (6.02 + 20% per §77-22(a))	0.73	5.07	5.8	Complies
			Com. Facility: 6.5	0	0.58	0.58	Complies
			Commercial: 2.0	0.11	0.69	0.8	Complies
23-145, 24-11	Floor Area (Sq. Ft.)	R7A	Residential: 41,104	18,023.98	4630.85	22,654.83	Complies
			Com. Facility: 10,104	0	2,191.68	2,191.68	Complies
			Commercial: NA	0	773.62	773.62	Does not comply; requires BSA variance (66-12-BZ)
23-145, 24-11, 33-121, 77-22(a), 63-211		R8/C2-4	Residential: 185,619.58 (165,619.58 @ 7.22 FAR + 20,000 FRESH bonus)	16,655.65	132,299.9 (116,363.74 + 15,936.16 FRESH bonus)	148,955.55 (133,019.39 + 15,936.16 FRESH bonus)	Complies
			Com. Facility: 149,103.5	0	13,359.34	13,359.34	Complies
			Commercial: 45,878	2,434.85	15,936.16	18,371.01	Complies

ZONING ANALYSIS - PAGE 1 OF 4		
223-227 St. Nicholas Avenue, NY, NY 10027 (a/k/a 305 W. 121st Street and 300 W. 122nd Street)	Date	06/19/12
	Project No.	10581
	Sheet No.	FR-2

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ZR SECTION	REGULATION	ZONE	PERMITTED/REQUIRED	EXISTING (TO REMAIN)	PROPOSED (NEW)	TOTAL	COMPLIANCE/NOTES
23-22, 23-24, 24-20	Density (DUs)	R7A	Density factor: 680 (41,104 SF ÷ 680 = 60)	20	8	28	Complies
23-22, 23-24, 24-20, 35-40		R8A/C2-4	Density factor: 740 (149,825.39 SF ÷ 740 = 202)	19	156	175	Complies
23-145, 77-24	Lot Coverage (Sq. Ft.)	R7A	Interior lot: 65% (10,276 x 0.65 = 6,679)	4,535	1,197	5,732	Complies
		R8A/C2-4	Corner lots: 80% (11,169 x 0.80 = 8,935)	1,567	8,057	9,624	Does not comply; requires BSA variance (66-12-BZ)
			(11,553 x 0.80 = 9,242)	2,457	6,095	8,552	Complies
			Interior lot: 70% (216 x 0.70 = 151)	0	134	134	Complies
23-47, 23-541, 24-391, 35-22	Yards (Ft.)	R7A	Front: None	None	None	None	Complies
			Side: None	None	None	None	Complies
			Rear: 30	15.94	30	30	Complies
		R8A/C2-4	Front: None	None	None	None	Complies
			Side: None	None	None	None	Complies
			Rear: 30 (Interior lot)	None	48.13	48.13	Complies
23-633, 23-68, 35-24	Street Wall Height (Ft.)	R7A	Min: 40, Max: 65	58	65	65	Complies
		R8A/C2-4	Min: 60, Max: 85	60	85	85	Complies
23-633, 23-68	Building Height (Ft.)	R7A	80	58	65	65	Complies
23-633, 23-68, 35-24, 63-22		R8A/C2-4	120 (135 by CPC authorization per §63-22)	60	135	135	Does not comply; requires CPC authorization per §63-22

ZONING ANALYSIS - PAGE 2 OF 4			
223-227 St. Nicholas Avenue, NY, NY 10027 (a/k/a 305 W. 121st Street and 300 W. 122nd Street)		Date 06/19/12	
		Project No. 10581	Sheet No. FR-3

ZR SECTION	REGULATION	ZONE	PERMITTED/REQUIRED	EXISTING (TO REMAIN)	PROPOSED (NEW)	TOTAL	COMPLIANCE/NOTES
23-851	Inner Court (Sq. Ft.)	R7A	NA	NA	NA	NA	NA
		R8A/C2-4	Min. area: 1,200 Min. width: 30.00	None None	5,108 30.00	5,108 30.00	Complies
25-23, 36-33, 36-42	Parking (Spaces)	R7A	Residential: 50% of DUs (8 x 0.50 = 4)	None	4 (off site per §36-42)	4 (off site per §36-42)	Complies
36-21, 36-232		R8A	Residential: 40% of DUs (156 x 0.40 = 62)	None	21 (off site per §36-42)	21 (off site per §36-42)	Does not comply; requires BSA variance (66-12-BZ)
			Commercial: 1/1000 SF; none if total spaces = 40 or less (24,990 ÷ 1,000 = 25; 25<40)	None	None	None	Complies
36-62	Loading (Berths)	R7A	NA	NA	NA	NA	NA
		R8A/C2-4	None if com floor area < 25,000 SF (24,990<25,000)	None	None	None	Complies
25-811	Bicycle Parking (Spaces)	R7A	Residential: 1 per 2 DUs (8 ÷ 2 = 4)	None	5	5	Complies
36-711		R8A/C2-4	Residential: 1 per 2 DUs (156 ÷ 2 = 78)	None	78	78	Complies
			Commercial: 1/10,000 SF (24,990 ÷ 10,000 = 3)	None	3	3	Complies
			Com. Facility: 1/10,000 SF; none if total spaces =<3 (13,359 ÷ 10,000 = 2; 2<3)	None	None	None	Complies

ZONING ANALYSIS - PAGE 3 OF 4		
223-227 St. Nicholas Avenue, NY, NY 10027 (a/k/a 305 W. 121st Street and 300 W. 122nd Street)	Date 06/19/12 Project No. 10581	Sheet No. FR-4

ZR SECTION	REGULATION	ZONE	PERMITTED/REQUIRED	EXISTING (TO REMAIN)	PROPOSED (NEW)	TOTAL	COMPLIANCE/NOTES
63-01	FRESH Retail Area Requirements (Sq. Ft.)	R8A/C2-4	General line of food and non-food grocery products: 6,000	None	8,280 (cellar) + 14,996 (1st floor) = 23,276	23,276	Complies
63-01(a)			General line of food products for home preparation: greater of 3,000 or 50% of food and non-food retail space (23,276 x 0.50 = 11,638)	None	6,316 (cellar) + 7,313 (1st floor) = 13,629	13,629	Complies
63-01(b)			Perishable goods: greater of 2,000 or 30% of food and non-food retail space (23,276 x 0.30 = 6,983)	None	4,661 (cellar) + 3,155 (1st floor) = 7,816	7,816	Complies
			Fresh produce: 500	None	2,023 (cellar)	2,023	Complies
63-12	FRESH Signage		Refer to Dwg. FR-9	None	Refer to Dwg. FR-9	Refer to Dwg. FR-9	Complies (see Dwg. FR-9)
63-23	FRESH Transparency		Refer to Dwg. FR-8	None	Refer to Dwg. FR-8	Refer to Dwg. FR-8	Complies (see Dwg. FR-8)

BASE PLANE CALCULATION (STREETWALL LINE LEVEL)

A. TOTAL STREETWALL = STREETWALL 1 + 2 + 3 + 4

STREETWALL 1 =	91.00'
STREETWALL 2 =	208.33'
STREETWALL 3 =	24.30'
STREETWALL 4 =	225.00'
TOTAL STREETWALL =	548.63'

B. PERCENTAGE OF TOTAL STREET WALL

STREETWALL 1 =	$\frac{91.00'}{548.63'}$	= 16.59%
STREETWALL 2 =	$\frac{208.33'}{548.63'}$	= 37.97%
STREETWALL 3 =	$\frac{24.30'}{548.63'}$	= 4.43%
STREETWALL 4 =	$\frac{225.00'}{548.63'}$	= 41.01%
TOTAL	=	100.00%

C. STREETWALL LINE LEVEL

STREETWALL 1 =	$(27.35' + 26.81') / 2 \times 16.59\%$	= 4.49'
STREETWALL 2 =	$(26.81' + 28.22') / 2 \times 37.97\%$	= 10.45'
STREETWALL 3 =	$(28.22' + 28.27') / 2 \times 4.43\%$	= 1.25'
STREETWALL 4 =	$(28.27' + 29.01') / 2 \times 41.01\%$	= 11.75'
BASE PLANE ELEVATION =		27.94'

ZONING ANALYSIS - PAGE 4 OF 4

223-227 St. Nicholas Avenue, NY, NY 10027
(a/k/a 305 W. 121st Street and 300 W. 122nd Street)

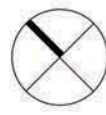
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Project No. 10581

Sheet No. FR-5

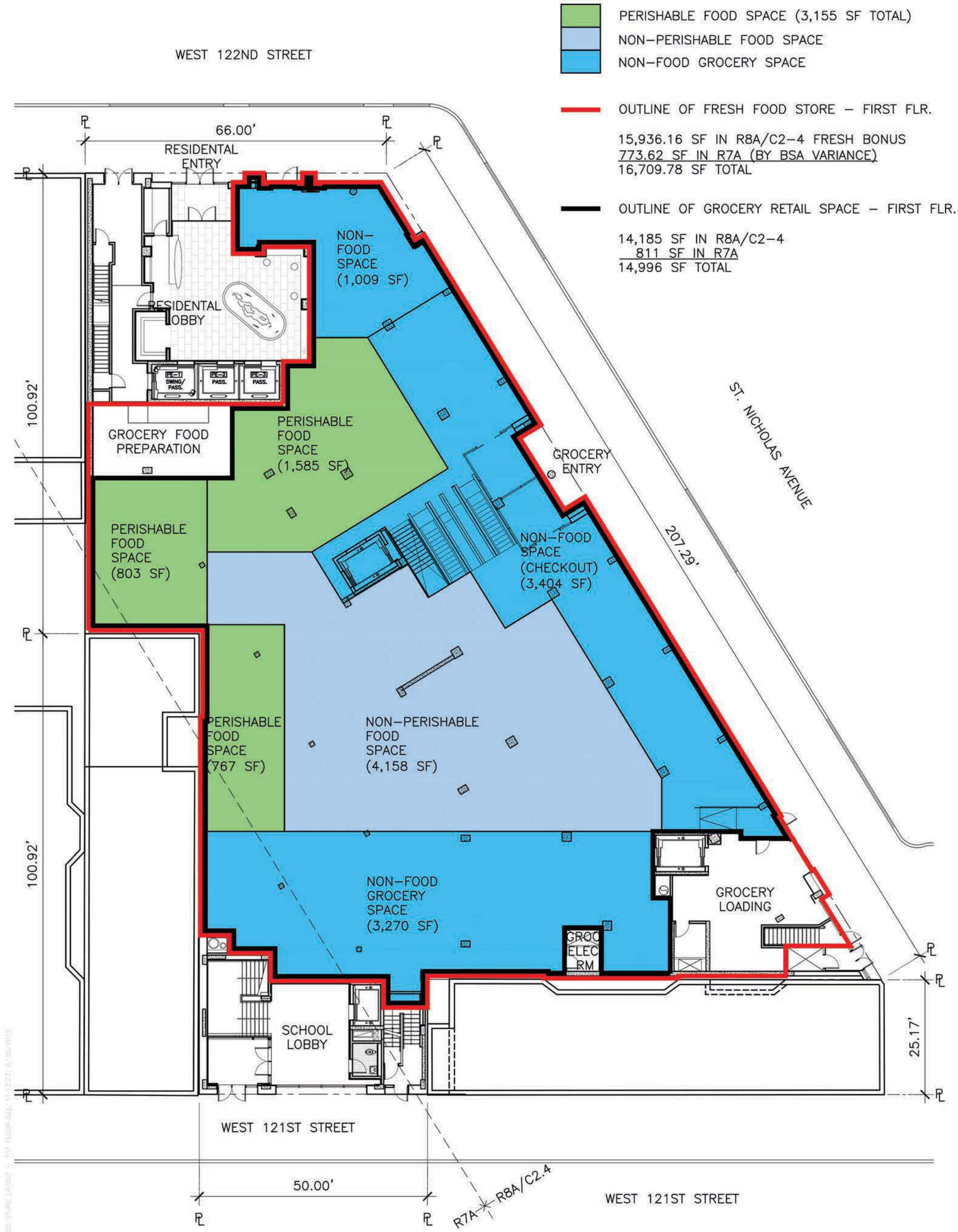


INTERIOR LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

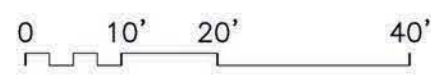
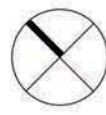


PROPOSED FRESH FOOD STORE LAYOUT - CELLAR		
223-227 St. Nicholas Avenue, NY, NY 10027 (a/k/a 305 W. 121st Street and 300 W. 122nd Street)		
Date 06/19/12	Ladera, LLC	
Project No. 10581	Sheet No. FR-6	

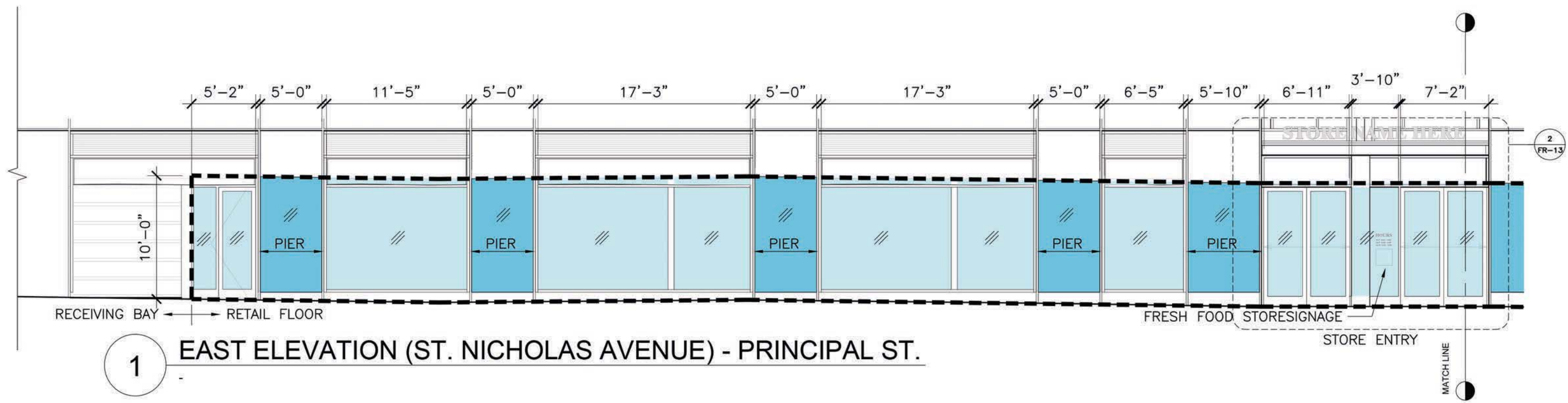
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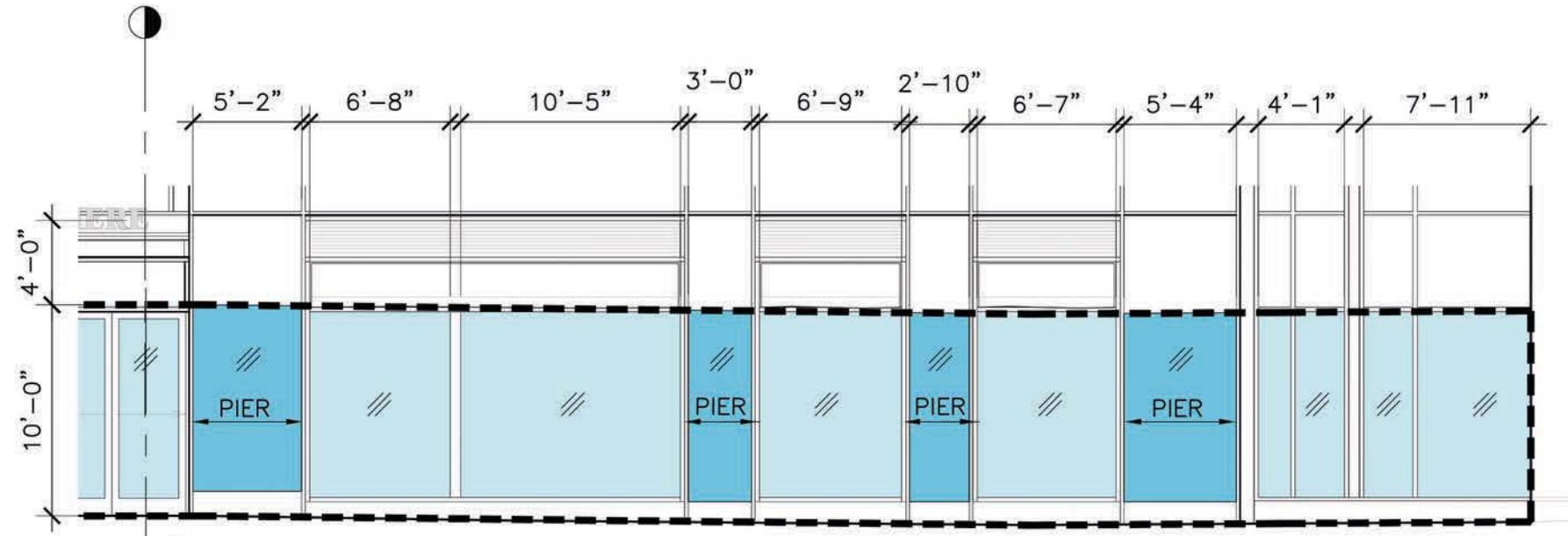
INTERIOR LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY



PROPOSED FRESH FOOD STORE LAYOUT - 1ST FLOOR		
223-227 St. Nicholas Avenue, NY, NY 10027 (a/k/a 305 W. 121st Street and 300 W. 122nd Street)		
Date 06/19/12	Ladera, LLC	
Project No. 10581	Sheet No. FR-7	



EAST ELEVATION (ST. NICHOLAS AVENUE) - PRINCIPAL ST.



EAST ELEVATION (ST. NICHOLAS AVENUE) - PRINCIPAL ST.

FRESH FOOD STORE TRANSPARENCY REQUIREMENTS (ZR 63-23)

1. MINIMUM GLAZING REQUIREMENTS

GROUND FL. STREET WALL AREA WITHIN 10' OF ADJACENT SIDEWALK = 1,585 SF
70% OF ST. WALL AREA REQUIRED TO BE GLAZED= 1,110 SF

TRANSPARENT GLAZING AREA PROVIDED= 990 SF
TRANSLUCENT GLAZING AREA PROVIDED= 381 SF
TOTAL GLAZING AREA PROVIDED= 1,371 SF

GLAZING PERCENTAGE PROVIDED= 86.5%

86.5% > 70% (COMPLIES)

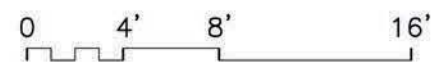
2. TRANSPARENT GLAZING REQUIREMENT

GROUND FL. STREET WALL AREA WITHIN 10' OF ADJACENT SIDEWALK = 1,585 SF
50% OF ST. WALL AREA REQUIRED TO BE TRANSPARENT GLAZED= 793 SF

TRANSPARENT GLAZING PROVIDED= 990 SF
GLAZING PERCENTAGE PROVIDED= 62.5%

62.5% > 50% (COMPLIES)

- AREA OF TRANSPARENT GLAZING OF STOREFRONT DOORS AND WINDOWS WITHIN 10' ABOVE ADJACENT SIDEWALK
- AREA OF TRANSLUCENT GLAZING OF STREETWALL PIERS WITHIN 10' ABOVE ADJACENT SIDEWALK



SEE DRAWING P-17 FOR FULL BUILDING ELEVATIONS

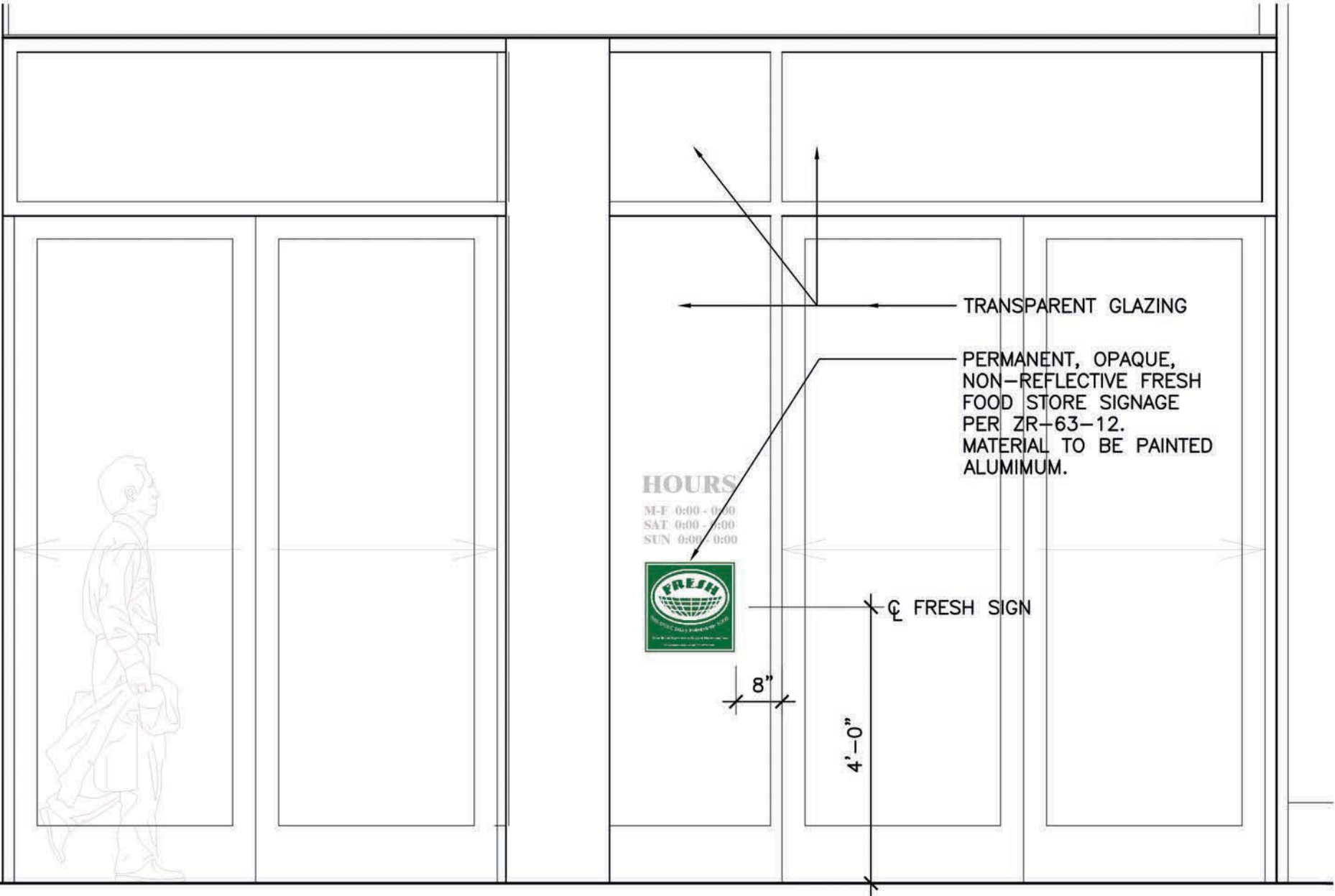
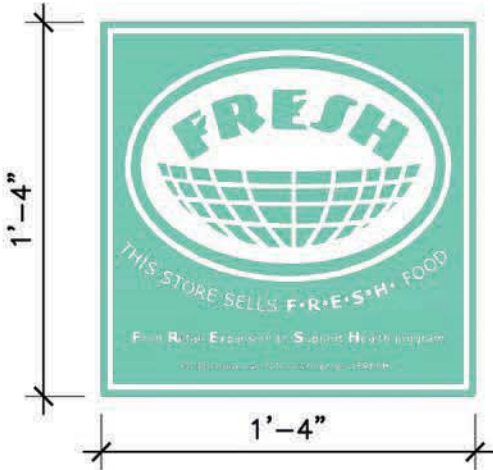
FRESH FOOD STORE STREETWALL ELEVATIONS		
223-227 St. Nicholas Avenue, NY, NY 10027 (a/k/a 305 W. 121st Street and 300 W. 122nd Street)		
Date	06/19/12	
Project No.	10581	Sheet No. FR-8

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1

FRESH SIGNAGE DETAIL

1-1/2" = 1'-0"



2

FRESH SIGNAGE LOCATION (ST. NICHOLAS AVENUE ENTRANCE)

1/2" = 1'-0"

ZONING RESOLUTION

63-12 SPECIAL SIGN REGULATIONS

SIGN LOCATION

REQUIRED:

MOUNTED ON AN EXTERIOR BUILDING WALL
ADJACENT TO AND NO MORE THAN FIVE FEET FROM
THE PRINCIPAL ENTRANCE OF THE FRESH FOOD
STORE AND DIRECTLY VISIBLE, WITHOUT ANY
OBSTRUCTION, TO CUSTOMERS ENTERING THE FRESH
FOOD STORE,

PROVIDED:

8" FROM BUILDING ENTRANCE (COMPLIES)

MOUNTING HEIGHT

REQUIRED:

NO LESS THAN THREE FEET AND NO MORE THAN
FIVE FEET ABOVE THE ADJOINING GRADE.

PROVIDED:

4'-0" ABOVE GRADE (COMPLIES)

SIGN DIMENSION

REQUIRED:

FRESH FOOD STORE SYMBOL SHALL BE NO LESS
THAN 12 INCHES BY 12 INCHES AND NO MORE
THAN 16 INCHES BY 16 INCHES

PROVIDED:

16"X16" (COMPLIES)

SIGN MATERIAL

REQUIRED:

FULLY OPAQUE, NON-REFLECTIVE AND CONSTRUCTED OF
PERMANENT, HIGHLY DURABLE MATERIALS.

PROVIDED:

PAINTED ALUMINUM (COMPLIES)

FRESH FOOD STORE SIGNAGE

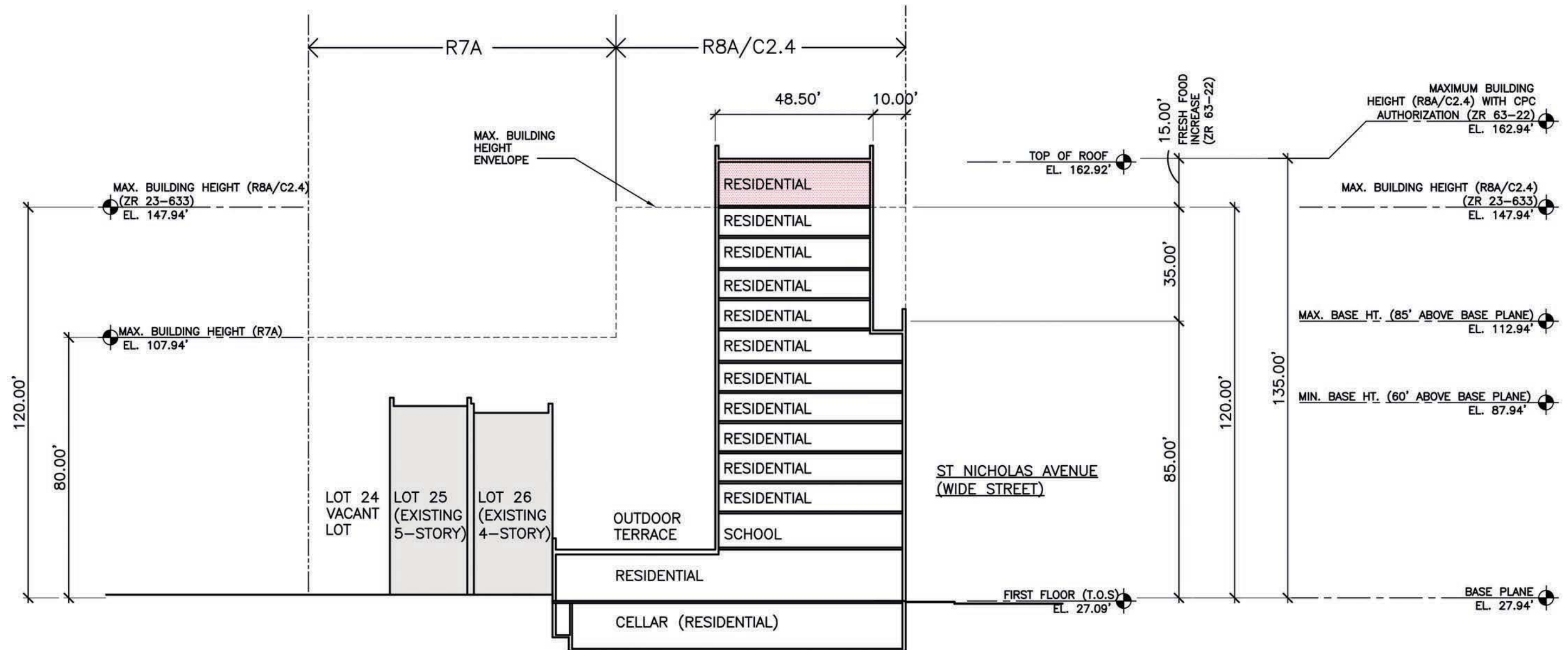
223-227 St. Nicholas Avenue, NY, NY 10027
(a/k/a 305 W. 121st Street and 300 W. 122nd Street)

Date 06/19/12

Project No. 10581

Sheet No. FR-9

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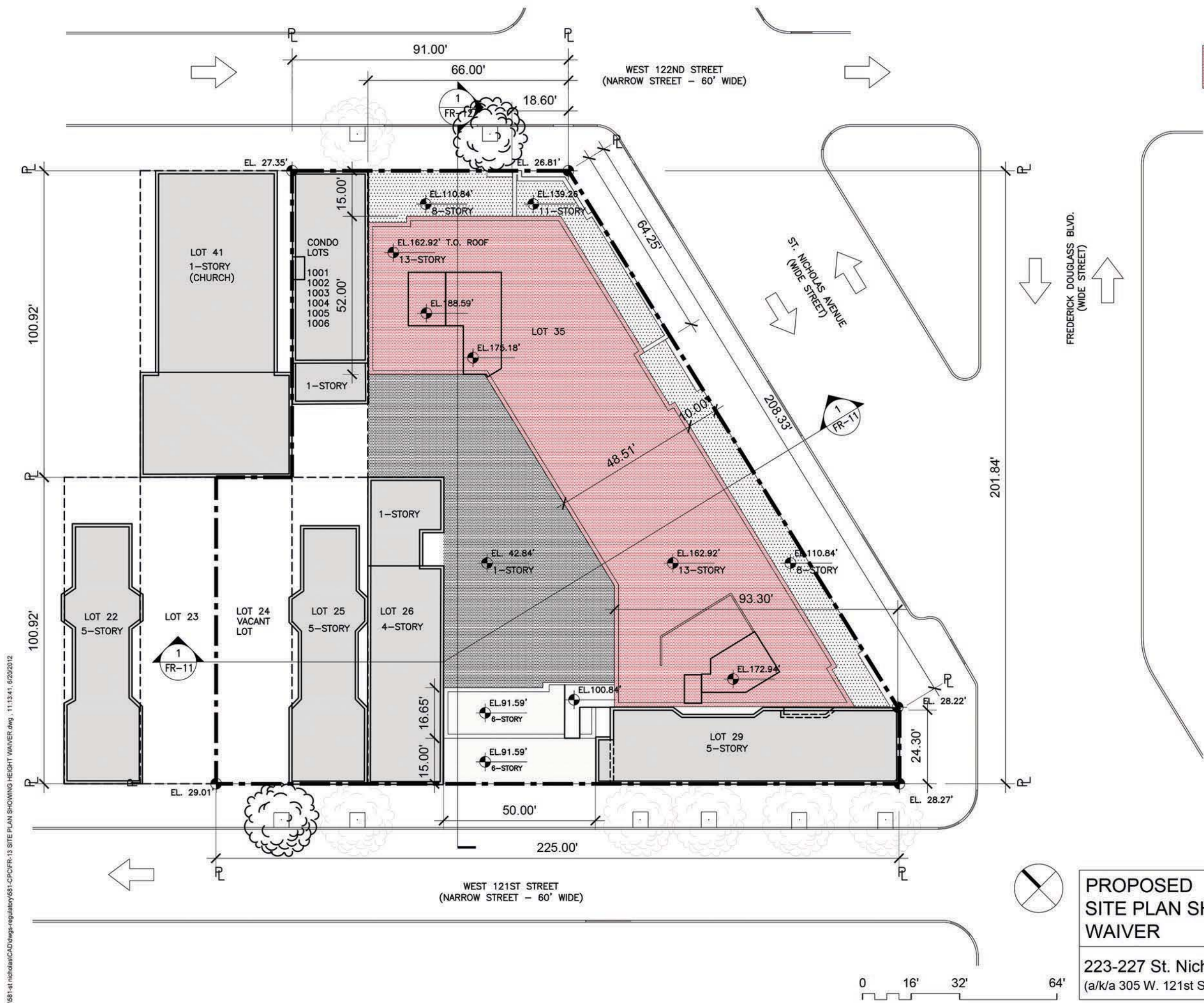


ADDITIONAL 15.00 FEET IN HEIGHT
CPC AUTHORIZATION PURSUANT TO ZR §63-22

0 16' 32' 64'

PROPOSED BUILDING SECTION SHOWING HEIGHT WAIVER			
223-227 St. Nicholas Avenue, NY, NY 10027 (a/k/a 305 W. 121st Street and 300 W. 122nd Street)		Date	06/19/12
		Project No.	10581
		Sheet No.	FR-11

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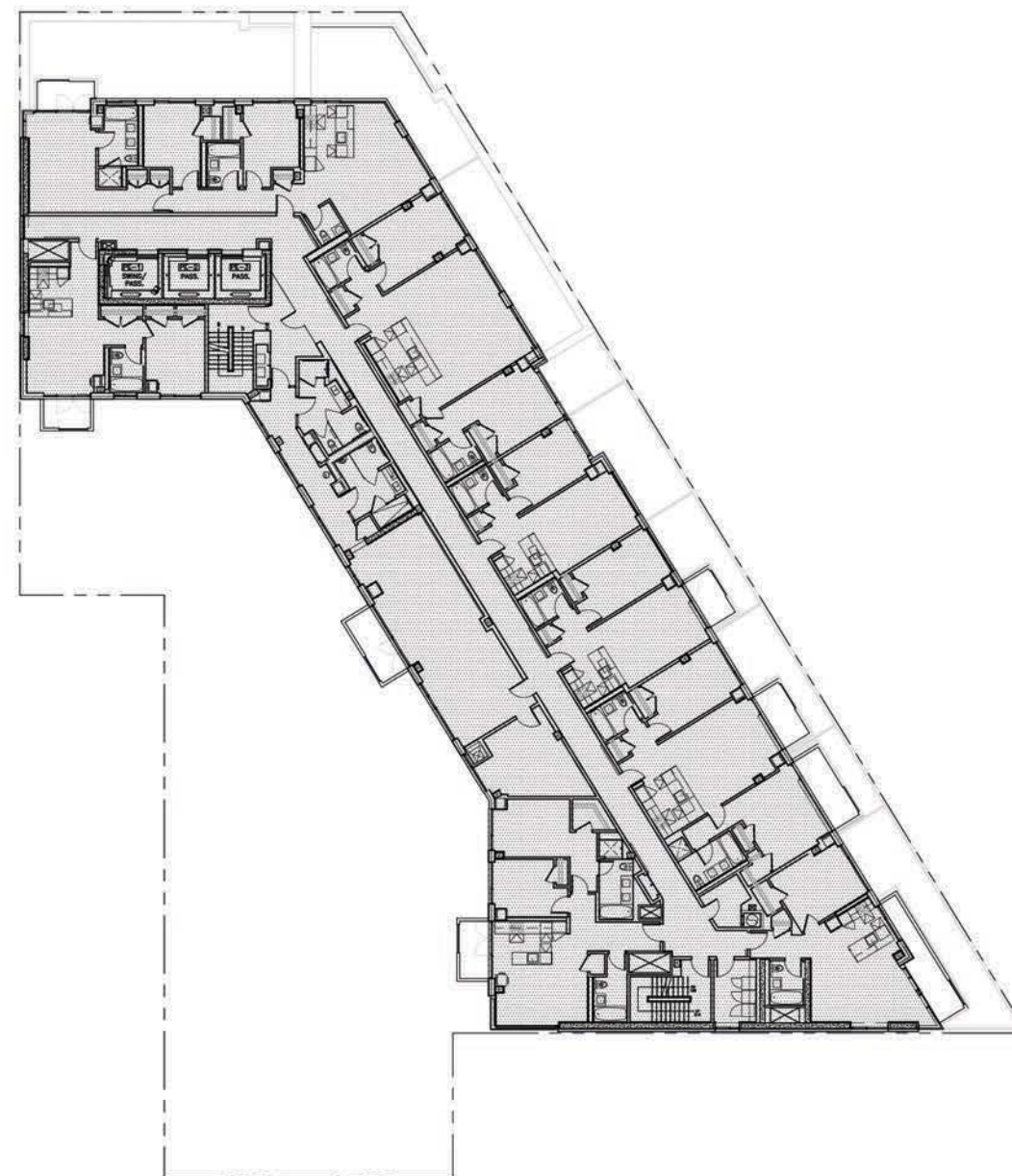
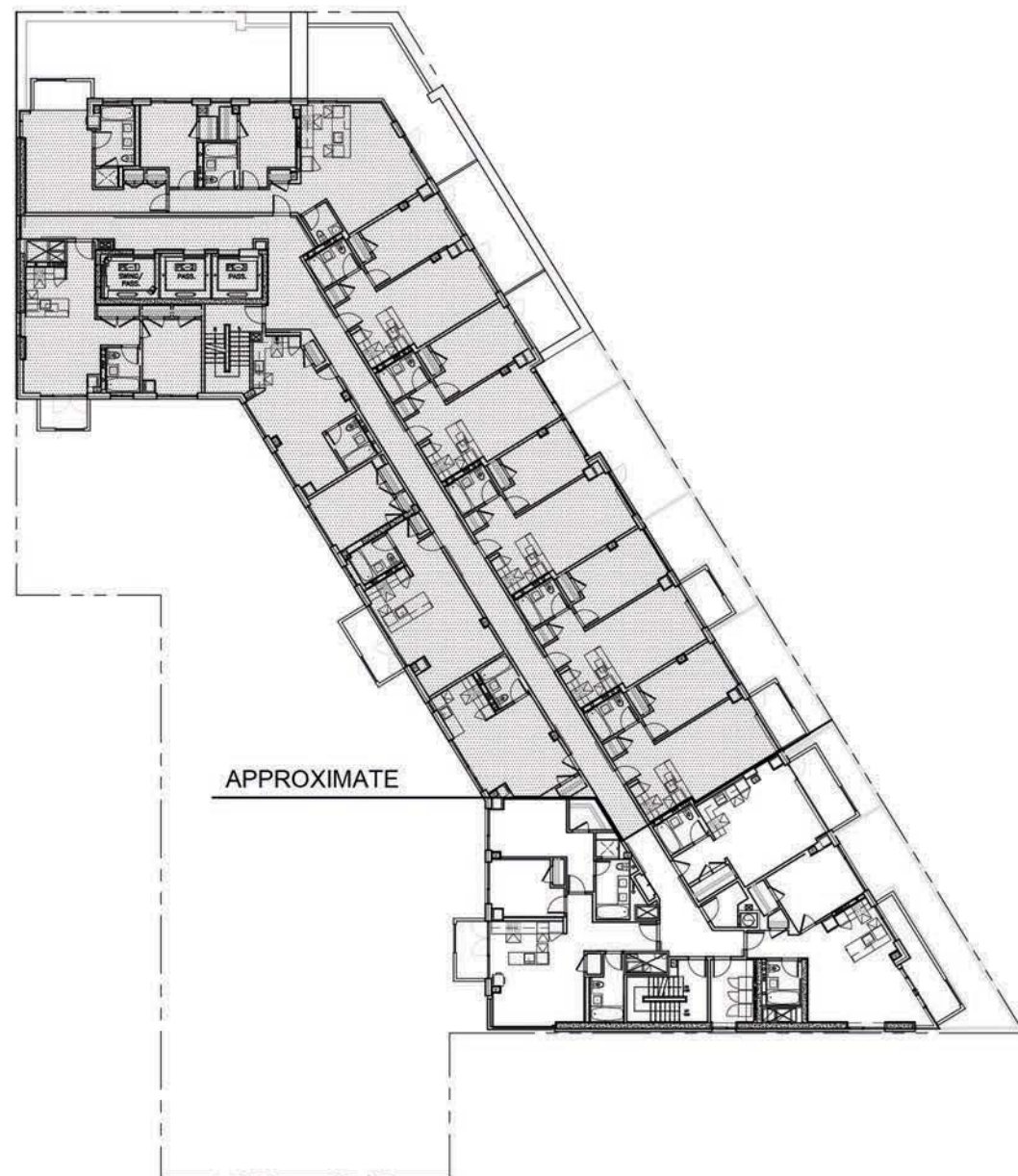


ADDITIONAL 15.00 FEET IN HEIGHT.
CPC AUTHORIZATION PURSUANT TO
ZR §63-22

LEGEND

- ELEVATION FROM MANHATTAN DATUM
(TO TOP OF SLAB U.O.N.)
- PROPERTY LINE
- MERGED ZONING LOT
- EXISTING BUILDING
- NEW STREET TREE
- EXISTING STREET TREE

PROPOSED SITE PLAN SHOWING HEIGHT WAIVER			
223-227 St. Nicholas Avenue, NY, NY 10027 (a/k/a 305 W. 121st Street and 300 W. 122nd Street)		Date 06/19/12	
		Project No. 10581	Sheet No. FR-13



AREA SUMMARY

(12TH + 13TH FLOORS)

13TH FLOOR:

GROSS SF: 10,745.67 SF
DEDUCTIONS*: 2,216.67 SF
ZONING FLOOR AREA: 8,529.00 SF

*INCLUDES QUALITY HOUSING
RECREATION SPACE DEDUCTION.

12TH FLOOR:

GROSS SF:	10,745.67 SF
DEDUCTIONS:	<u>908.82 SF</u>
ZONING FLOOR AREA:	9,836.85 SF

FRESH BONUS FLOOR AREA

13TH FLOOR:	8,529.00 SF
12TH FLOOR:	<u>7,407.16 SF</u>
TOTAL:	15,936.16 SF

FOR ILLUSTRATIVE PURPOSES ONLY



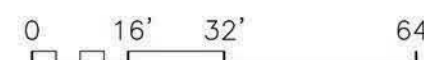
FRESH BONUS FLOOR AREA DISTRIBUTION

223-227 St. Nicholas Avenue, NY, NY 10027
(a/k/a 305 W. 121st Street and 300 W. 122nd Street)

Date 06/19/12

Project No.	10581
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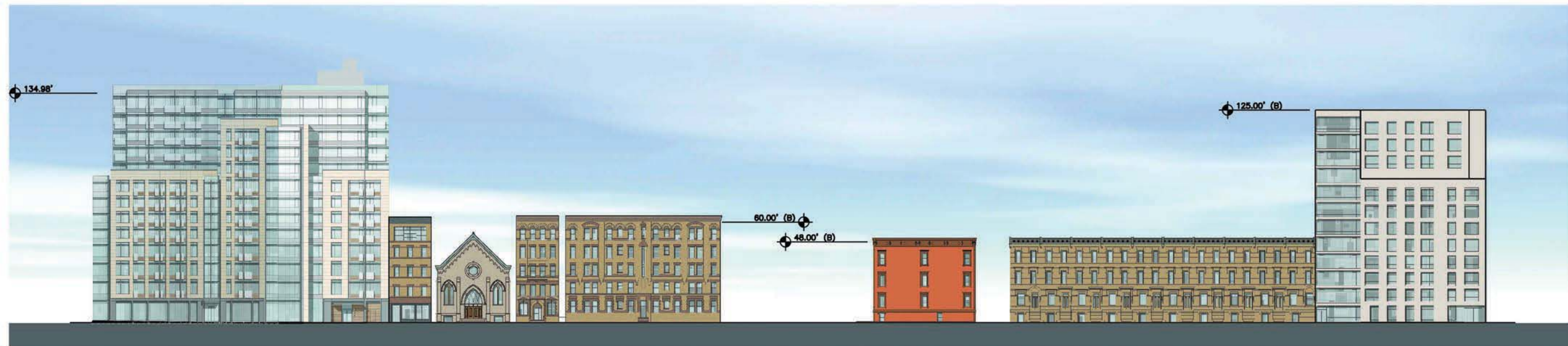
Sheet No. **FR-14**





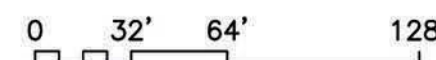
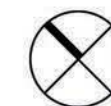
A WEST 121ST STREET - LOOKING NORTH

KEY PLAN



B WEST 122ND STREET - LOOKING SOUTH

1. HEIGHT SHOWN IS BASED ON ROOF LEVEL AS INDICATED ON D.O.B. CERTIFICATE OF OCCUPANCY
2. HEIGHT SHOWN IS ESTIMATED BASED ON NUMBER OF STORIES AS INDICATED IN MANHATTAN LAND BOOK OF THE CITY OF NEW YORK WITH 10'-0" PER STORY ASSUMED



PROPOSED NORTH & SOUTH STREETSCAPES			
223-227 St. Nicholas Avenue, NY, NY 10027 (a/k/a 305 W. 121st Street and 300 W. 122nd Street)		Date 06/19/12	
		Project No. 10581	Sheet No. FR-15



C ST. NICHOLAS AVENUE - LOOKING EAST

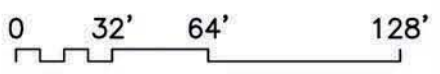


KEY PLAN



D ST. NICHOLAS AVENUE - LOOKING WEST

1. HEIGHT SHOWN IS BASED ON ROOF LEVEL AS INDICATED ON D.O.B. CERTIFICATE OF OCCUPANCY
2. HEIGHT SHOWN IS ESTIMATED BASED ON NUMBER OF STORIES AS INDICATED IN MANHATTAN LAND BOOK OF THE CITY OF NEW YORK WITH 10'-0" PER STORY ASSUMED



PROPOSED EAST & WEST STREETSCAPES		
223-227 St. Nicholas Avenue, NY, NY 10027 (a/k/a 305 W. 121st Street and 300 W. 122nd Street)		
Date	06/19/12	
Project No.	10581	Sheet No. FR-16